



OFFICE BUILDING FOR LEASE

Executive Summary

This premier property is located along Memorial Highway, a key arterial road that connects numerous neighborhoods to the Westshore Business District and Tampa International Airport; as well as excellent proximity to major commercial areas, residential zones and transportation infrastructure, which attracts both residential and commercial uses.

- 1,647 SF; zoned for Office
- Built in 1967; Concrete block
- Layout: 5 oversized offices; 2 restrooms; kitchenette; large open workspace and/or waiting area.
- Excellent visibility along a burgeoning Commercial Corridor, designed to support luxury living, business, and leisure travel.
- Strong Retail presence, encompassed by office HQs, shopping centers, and restaurants.

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Neighborhood Details

This highly accessible office location sits in zip code 33634, within the Memorial Highway corridor of Tampa, Florida.

The property offers immediate access to major regional thoroughfares, including the Veterans Expressway (FL-589), Hillsborough Avenue (FL-580), and the Courtney Campbell Causeway (FL-60), allowing for quick connectivity to Tampa International Airport, the Westshore Business District, and Downtown Tampa.

Strategic Central Location: The Memorial Highway corridor is a vital commercial artery in northwest Tampa, favored by professional services, medical offices, logistics firms, and government agencies. Its central position provides convenient access to both residential neighborhoods and major employment hubs.

Proximity to Airport and Westshore Business District: Tampa International Airport is just 10 minutes east and a major regional driver, handling over 22 million passengers in 2023. Ongoing expansions continue to enhance access and amenities. Just beyond the airport lies the Westshore Business District, the largest office submarket in Tampa Bay, with more than 12 million square feet of space and over 4,000 businesses.

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Neighborhood Details, contd.

Nearby Retail and Hospitality: Surrounding the corridor is a dense concentration of retail, dining, and service businesses, including WestShore Plaza, and International Plaza and Bay Street. The area also features a variety of extended stay hotels and hospitality venues serving airport, medical, and business travelers.

Industrial and Flex Development: Adjacent areas such as Town 'N Country and the Airport Logistics submarket feature a growing mix of distribution centers, light industrial, and flex office/warehouse properties—ideal for businesses requiring operational versatility.

Ongoing Infrastructure Improvements: Memorial Highway and nearby roads benefit from continued investment by FDOT and Hillsborough County, aimed at improving traffic flow and supporting economic development.

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5113 Floor Plan



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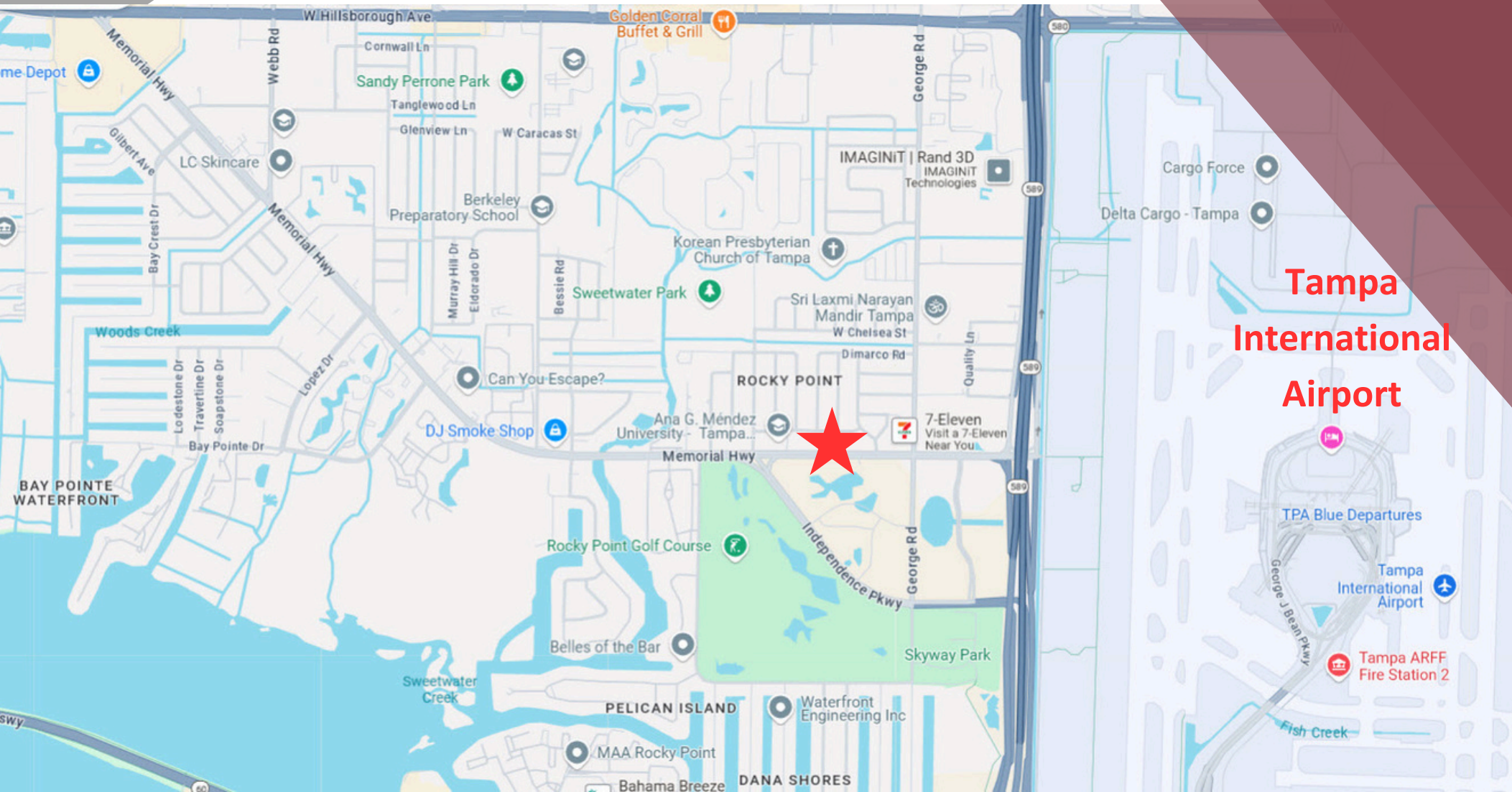
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